



STUDENT HOUSING

Post Office Box 399, Pipersville, PA 18947 • 570-784-3151 • AplusStudentHousing.com

Charges for Damages

At the end of your lease term, A+ Student Housing, LLC, expects that its property will be returned in the same condition as it was when you first took occupancy of it. A+ Student Housing management maintains detailed records and photographs of each property. Any changes to the property that occur during your lease term will be charged against your security deposit in accordance with the chart below.

Immediate Administrative Fee:		\$35 + 11% of Total Damages	
<u>REPAIR, surfaces, etc</u>	<u>FEE</u>	<u>REPAIR, miscellaneous</u>	<u>FEE</u>
Cleaning, heavy, per room*	\$50	Interior door repair or replacement	\$235
Cleaning, light, per room*	\$35	Exterior door repair or replacement	\$570
Cleaning, bathroom or kitchen*	\$85	Broken window replacement	\$345
Debris removal, light (cans, bottles, etc), per room	\$35	Appliance replacement, any, vandalized	\$450
Debris removal heavy (furniture, broken glass, etc), per room	\$85	Bed or part thereof missing or irreparable	\$175
Carpet cleaning, per room*	\$75	Couch replacement; damaged fabric/frame	\$450
Carpet replacement, per room*	\$425	Dresser replacement; broken drawer/frame	\$250
Smoking/vaping	\$530	Cabinet door, small ^Δ	\$95
Paint, per wall*	\$80	Cabinet door, large ^Δ	\$110
Paint, per room*	\$300	Mini-blind, bathroom fixture, or similar	\$35
Wall repair, per hole, small [†]	\$35	Bathroom faucet	\$100
Wall repair, per hole, large [†]	\$50	Smoke detector missing/damaged	\$55
Wall repair, 3+ holes/scars [†]	\$100	Fire extinguisher discharged; refill	\$95
Wall repair, tiny (tack holes only), 3+ holes to entire room [†]	\$50	Fire extinguisher missing/damaged; replace	\$150
Wall replacement [†]	\$250	Keys missing; replace, per key	\$45
Ceiling tile replacement	\$15	Key tumbler remaster (front door key lost)	\$115
Misc. call fee, 1st of type (light bulb change, locked out of apt)	Free	Pet, unauthorized, per animal	\$100
		Misc. Repair	Cost of Labor & Materials
		Misc. call fee, 1st of type (light bulb change, locked out of apt)	Free
		Misc. call fee, 2nd of type	\$40
		Locked out of apt 11 pm - 7 am	\$70

Repair work does not include paint.

* A "room" is any space of up to 200 square feet of floor with eight foot high ceilings; charges will be adjusted proportionately to reflect actual dimensions.

[†] For damages to surfaces reachable from floor. When applied to ceilings or walls above 8', add 20%.

^Δ Cabinet door charge can increase surprisingly if style of cabinet is no longer manufactured and/or entire cabinet replacement is necessary.